

NOTICE OF SEATTLE CITY COUNCIL PUBLIC HEARING ON PROPOSED CHANGES TO DOWNTOWN ZONING

The Seattle City Council will hold a public hearing to obtain comments regarding proposed changes to zoning regulations for Downtown Seattle. Examples of principal changes include the following:

1. Rezoning certain areas and establishing new zoning designations including:
 - Rezoning two areas from Downtown Office Core 2 (DOC2) to Downtown Mixed Commercial (DMC): an area west of I-5 in the vicinity of 8th Avenue, 9th Avenue and Boren Avenue, and an area between the Downtown Office Core 1 (DOC1) zone and the Pioneer Square and Chinatown/International District neighborhoods.
 - Rezoning one half-block on the west side of 3rd Avenue between Stewart and Virginia Streets from DOC 2 300 to DMC 240/400.
 - Rezoning two half-blocks of the Downtown Retail Core (DRC) zone on the east side of 2nd Avenue between Pine and Union Streets to DMC 240/400.
 - Rezoning one block of the DOC 1 zone north of Union Street and east of 7th Avenue (part of the Washington State Convention and Trade Center) to DMC 340/400.

See attached map for more detail on proposed zoning designations.

2. Change the development standards that control the scale and density of development, including height limits, floor area ratio (FAR) limits for non-residential uses, and controls on building bulk.
3. Change regulations for bonus development and the transfer of development rights (TDR), including the creation of incentives for the construction of “green” buildings, and increased incentives for historic preservation and downtown public open space. Some existing bonuses would be eliminated.
4. Eliminate the City-County transfer of development credits (TDC) incentive program.
5. Increase flexibility for planned community developments and combined lot developments.
6. Eliminate minimum parking requirements for certain non-residential uses,
7. Simplify the City’s regulations so they are easier to understand.

Other amendments not listed above are contained in the proposed code amendments. Note that the City Council may make additional changes to the proposal.

PUBLIC HEARING

The City Council’s Urban Development and Planning Committee will hold a public hearing to take comments on the proposal on **September 12, 2005** at 5:30 p.m. in the Council’s Chamber, 2nd floor, Seattle City Hall, 600 Fourth Avenue. The entrance to City Hall is located on Fifth Avenue between James and Cherry Streets. For those who wish to testify, a sign-up sheet will be available outside the Council Chamber one-half hour before the public hearing. Questions concerning the public hearing may be directed to Stephanie Pure in Councilmember Steinbrueck’s office, by calling (206) 684-8804 or via e-mail at: stephaniepure@seattle.gov.

The City Council Chamber is accessible. Print and communications access is provided on prior request. Please contact Stephanie Pure at (206) 684-8804 as soon as possible to request accommodations for a disability.

WRITTEN COMMENTS

Written comments will be accepted through **September 12, 2005**. Please send comments to Stephanie Pure or:

Councilmember Peter Steinbrueck
Legislative Department
600 Fourth Avenue Floor 2
PO Box 34025
Seattle, WA 98124-4025

INFORMATION AVAILABLE

Copies of the proposed amendments are available from the Department of Planning and Development (DPD) Public Resource Center, 700 5th Avenue, Suite 2000 in the Seattle Municipal Tower, 684-8467. The Public Resource Center is open 8:00 a.m. to 5:00 p.m. on Monday, Wednesday, Thursday, Friday and 10:00 a.m. to 5:00 p.m. on Tuesday. The proposed ordinance is also available through the City's website at www.seattle.gov/dpd/Planning/Downtown_Zoning_Changes/default.asp, and for review at Neighborhood Service Centers and libraries.

Questions regarding the proposal may be directed to:
Dennis Meier, DPD, at (206) 684-8270 or via email at dennis.meier@seattle.gov
Rebecca Herzfeld, City Council Central staff, at (206) 615-1674 or via email at rebecca.herzfeld@seattle.gov
Ketil Freeman, City Council Central staff, at (206) 684-8178 or via email at ketil.freeman@seattle.gov.